

# BLACK CREEK TOWNSHIP, LUZERNE COUNTY

## PENNSYLVANIA

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Questions or Additional Information: Contact the Zoning Officer, Carl Faust at:

Phone: 570-943-2577

Email the office at: [blackcreektwp@pa.metrocast.net](mailto:blackcreektwp@pa.metrocast.net)

PERMIT NO. \_\_\_\_\_

Black Creek Township Municipal Bldg.  
1980 Tomhicken Road  
Bloomsburg, PA 17815

All checks made Payable to: Black Creek Township

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### ZONING PERMIT APPLICATION

[A Zoning Permit Application must be filed prior to the Building Permit Application]

This application is being made for a permit to use land or a structure, or construct, alter, or demolish a structure in the location shown on the attached sketch plan. The information and the sketch plan that follow are considered part of this application. Any error, misstatement or misrepresentation of material fact in this application or the location, size or use of land or structure, whether intentional or not, that, if known by the Zoning Officer at the time of the issuance of a stop work order and revocation of the zoning permit.

#### SECTION 1. PROPERTY LOCATION AND OWNERSHIP INFORMATION:

A. Property Address and Location: \_\_\_\_\_

\_\_\_\_\_

B. Deed Owner and Address: \_\_\_\_\_

\_\_\_\_\_

Contact Number: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

C. Deed Book: \_\_\_\_\_ Page: \_\_\_\_\_ Property Identification No. \_\_\_\_\_

D. Zoning District: \_\_\_\_\_

**SECTION 2. APPLICANT INFORMATION, IF DIFFERENT THAN OWNER:**

A. Applicant's Name and Address: \_\_\_\_\_  
\_\_\_\_\_

Contact Number: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

B. Interest in Property:

- Record Owner
- Tenant
- Option Holder
- Buyer Under Agreement of Sale
- Other \_\_\_\_\_

**SECTION 3. CONTRACTOR INFORMATION, IF SOMEONE OTHER THAN OWNER IS DOING THE WORK:**

A. Contractor's Name and Address:

\_\_\_\_\_  
\_\_\_\_\_

Contact Number: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

B. Insurance Information:

- Proof of worker's compensation insurance is attached.
- Notarized affidavit verifying no employees is attached.
- Proof of general liability insurance is attached.

C. Pennsylvania Contractor Registration No. \_\_\_\_\_

**SECTION 4. PRESENT USE OF PROPERTY:**

A. Type of Use:

- Vacant Land       Agricultural
- Single-Family Dwelling       Two-family Dwelling       Multi-family Dwelling
- Commercial       Industrial       Other \_\_\_\_\_

B. Size and Type of Existing Lot:

Width: \_\_\_\_\_ Length/Frontage: \_\_\_\_\_ Acres/Square Feet: \_\_\_\_\_

Corner Lot: Yes \_\_\_\_\_ No \_\_\_\_\_

C. Number of Existing Buildings and Structures on Lot: \_\_\_\_\_

**SECTION 5. PROPOSED USE OF PROPERTY:**

A. Type of Work, Structure and Use (check those that are applicable):

Type of Work	Type of Structure	Type of Use
<input type="checkbox"/> New	<input type="checkbox"/> Single-family Dwelling	<input type="checkbox"/> Residential
<input type="checkbox"/> Addition	<input type="checkbox"/> Two-family Dwelling	<input type="checkbox"/> Commercial
<input type="checkbox"/> Repair/Alteration/Change	<input type="checkbox"/> Multi-family Dwelling	<input type="checkbox"/> Industrial
<input type="checkbox"/> Demolition	<input type="checkbox"/> Manufactured Home	<input type="checkbox"/> Agricultural
<input type="checkbox"/> Other _____	<input type="checkbox"/> Accessory Structure	<input type="checkbox"/> Other _____
	<input type="checkbox"/> Fence	
	<input type="checkbox"/> Sign	
	<input type="checkbox"/> Shed	
	<input type="checkbox"/> Swimming Pool	
	<input type="checkbox"/> Garage	
	<input type="checkbox"/> Other	
	<input type="checkbox"/> Non-residential Building	
	<input type="checkbox"/> Other _____	

B. Describe the type of work in detail: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

C. Site plan. A site plan drawn to scale including the following must be attached to this application:

- (1) The exact size and location of existing and proposed structures on lot, including distances from structures to lot lines and other structures.
- (2) The number and type of structures on the lot.
- (3) The number and location of parking and loading spaces, if applicable.
- (4) The existing and proposed use of the lot.
- (5) The height of proposed structures.
- (6) The size and location of the lot and building setback lines and dimensions.
- (7) All streets and alleys bounding the lot.
- (8) All existing and proposed utilities, access drives, and easement, if any.

**FAILURE TO PROVIDE A SITE PLAN WILL RESULT IN YOUR APPLICATION BEING DEEMED INCOMPLETE AND IT WILL BE RETURNED TO YOU.**

D. Zoning Information. Please complete the following:

	Actual	Proposed
<b>Zoning District</b>		
<b>Lot Size (square feet)</b>		
<b>Lot Width (feet)</b>		
<b>Lot Depth (feet)</b>		
<b>Building Setback (feet and inches)</b>		
Front Yard		
Rear Yard		
Side Yard (left side from front)		
Side Yard (right side from front)		
<b>Building Height (feet)</b>		
<b>Number of off-street parking spaces</b>		
<b>Lot Coverage (percentage)</b>		

A. Use Information. Check whichever is applicable:

- Use of structure that has been altered, enlarged or moved
- Use of vacant land
- Change in use of land
- Change in use of building or structure

**SECTION 6. OTHER CONSTRUCTION INFORMATION:**

A. Type of sewer (attach a copy of the permit or approval):

- On-Lot
- Central Sewage
- Other: \_\_\_\_\_

B. Stormwater Management (Plan Approval by Township Engineer prior to Work):

Total area in square feet for new construction and impervious surface: \_\_\_\_\_

C. Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

D. Construction Costs: \$ \_\_\_\_\_

By signing below, the applicant and owner verify that the information contained in this application and the documents attached are true and correct to the best of his/her/their knowledge, information and belief. The applicant and owner understand that false statements made herein are subject to penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsification to authorities. If the application is not signed by the owner, the applicant certifies that the applicant is authorized by the owner to make this application and the applicant agreed to inform the owner of the approval (with conditions if any) or denial of the application.

\_\_\_\_\_  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
DATE

**THE OWNER MUST SIGN THIS APPLICATION OR IT WILL BE DEEMED INCOMPLETE AND RETURN TO APPLICANT.**

\_\_\_\_\_  
SIGNATURE OF OWNER

\_\_\_\_\_  
DATE

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**OFFICIAL USE ONLY**

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Date Received: \_\_\_\_\_ Fee Paid: \_\_\_\_\_ Permit No. \_\_\_\_\_

APPROVED       DENIED      Date: \_\_\_\_\_

**IF APPROVED, THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:**

STORMWATER MANAGEMENT PLAN APPROVAL AND BUILDING PERMIT FROM BUILDING INSPECTOR.

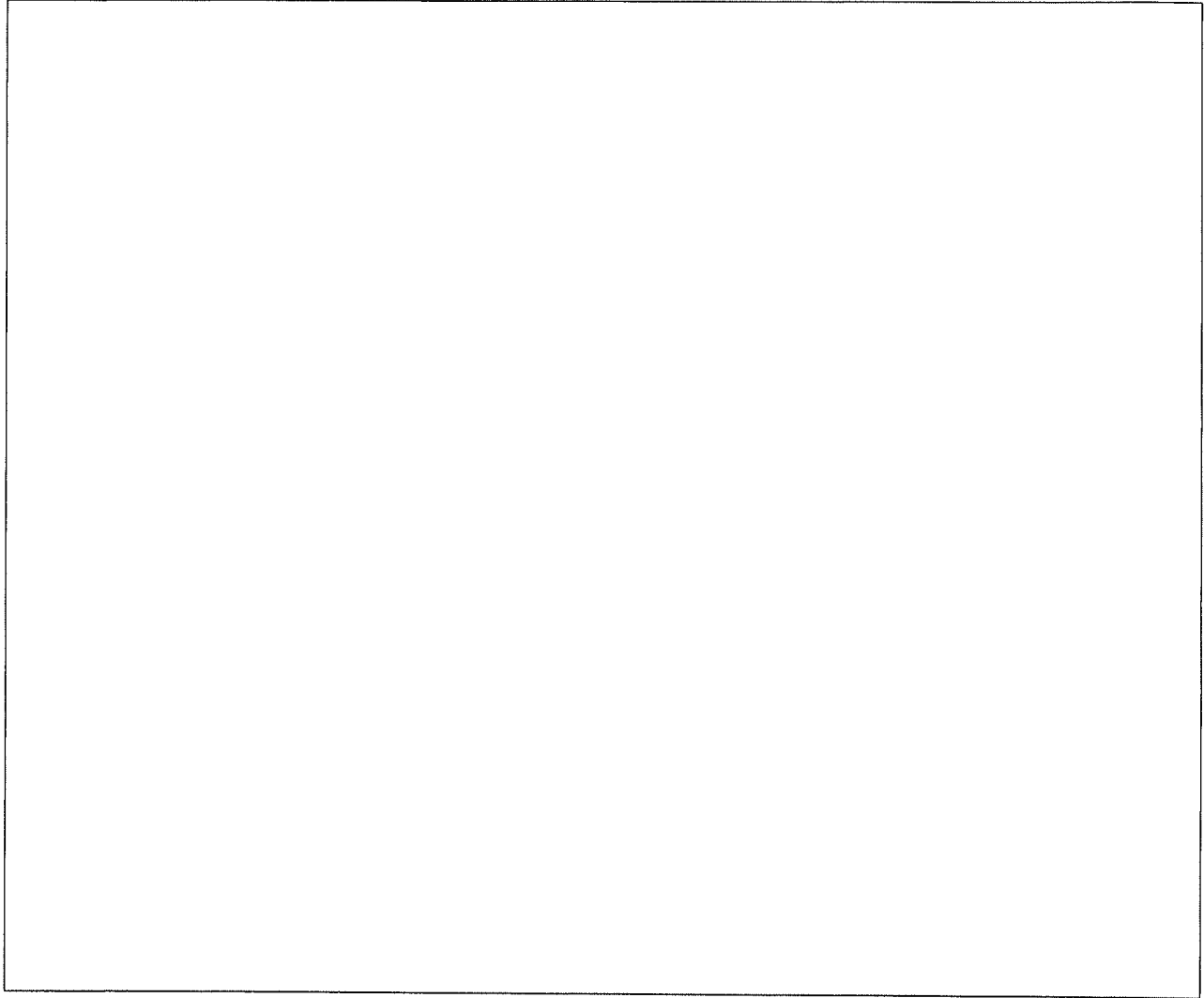
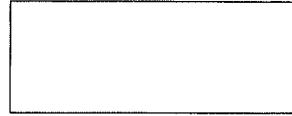
**IF DENIED, THE REASONS FOR DENIAL ARE AS FOLLOWS (ATTACH A COPY OF THE DENIAL LETTER TO THIS APPLICATION):**

\_\_\_\_\_

\_\_\_\_\_  
ZONING OFFICER

**SKETCH PLAN**

**Indicate North**



**I will have the structure built and located in accordance with the dimensions indicated above.**

**Date:** \_\_\_\_\_

\_\_\_\_\_  
**Signature of Applicant**

**BLACK CREEK TOWNSHIP**

**Luzerne County, Pennsylvania**

**Resolution #2019-4 – AMENDING Resolution #2011-7**

**WHEREAS**, Section 1305 of the Black Creek Zoning Ordinance, provides that the Board of Supervisors shall establish by resolution, a schedule of fees, charges and expenses for zoning permits, certificates of zoning compliance, certificates of nonconformance, appeals to the Zoning Hearing Board, applications for conditional uses, amendments to the Zoning Ordinance, Zoning Map, and other matters pertaining to the administration of said ordinance.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF Black Creek TOWNSHIP TO AMEND RESOLUTION #2011-7 AND ADOPT THE FOLLOWING SCHEDULE OF FEES:**

**SCHEDULE OF ZONING FEES**

**(1) CERTIFICATE OF ZONING COMPLIANCE..... \$60.00**

**(2) ZONING APPLICATION FEE..... \$60.00**

**(3) ZONING PERMIT**

- Structures that are less than 1,000 square feet in total gross floor area and less than \$5,000.00 in total construction costs- \$25.00
- Structures that are 1,000 square feet or more in total gross floor area or more than \$5,000.00 in total construction costs- .20 per square foot calculated by including all total floor area (finished or unfinished).

**(4) APPLICATION OR APPEAL TO THE ZONING HEARING BOARD OR UCC APPEAL BOARD.....\$350.00**

**(5) APPLICATION FOR ZONING CHANGES OR CURATIVE AMENDMENT**

- \$500.00 plus the cost of advertising and stenographer transcript fees.
- \$1,000.00 must be placed in an escrow account at the time of making application, which escrow will be applied toward the application fee

and costs of the hearing. Any excess will be refunded to the applicant within sixty (60) days from the conclusion of the hearing.

**(6) CERTIFICATE OF NON-CONFORMING USE.....\$100.00**

**(7) ZONING BOOKS AND MAPS**

- Zoning Book- \$25.00
- Zoning Map- \$35.00
- Subdivision and Land Development Book- \$25.00

**(8) DEMOLIRION PERMITS**

- Residential Principal Structures- \$85.00
- Residential Accessory Structures- \$25.00
- Commercial- \$250.00

**(9) WIND MILLS**

A zoning permit for a wind mill is required; The zoning permit fee for each wind mill shall be one thousand (\$1,000.00) dollars. A building permit for a wind mill is required, and the building permit fee for each wind mill shall be calculated at \$3.00 per linear foot measured from the surface of the tower foundation at the average grade to the highest point of the structure, including blades. There shall also be an annual inspection required for wind farms and the fee for inspections shall be one thousand (\$1,000.00) dollars per wind mill in a wind farm.

**(10) AMENDMENTS**

Amendment to Text of Ordinance	\$500.00
Amendment to Zoning Map	\$1,000.00
Amendment Submitted as a Curative Amendment	\$1,000.00

In addition to the above referenced fees, the applicant shall be responsible for costs incurred by Black Creek Township for public notice and advertising costs, necessary administrative overhead connected with the hearing and on-half of the appearance fee of the stenographer. The cost



of the original manuscript, when required or requested shall be paid by the party appealing a decision of the Black Creek Township Board of Supervisors or by the party requesting that transcripts be provided.

**ENACTED BY THE BOARD OF SUPERVISORS OF BLACK CREEK TOWNSHIP** on this \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2020.